

The West Markham Neighborhoods Plan



November 2000

*City of Little Rock
Planning and Development Department
723 West Markham*

Cover art: Photo of sunflowers planted by neighborhood group along I-630 bike trail.

West Markham Neighborhoods Plan

June 2000

Neighborhood Associations:

Pennbrook/Cloverhill Neighborhood Association
Sante Fe Neighborhood Association
Treasure Hills Neighborhood Association

Steering Committee:

Clorinda Arace
Lucille Bailey
Olene Brown
Jackie S. Fiske
Carol Fuller
Mollie Irvin
Joan Chris Jordin
Lisa Kovach
James Kovach
Arlette Miller
Bernice Ramsey
W. H. Ross
Norma Russell
Ruth Turner

Special Thanks:

John Barrow Church of Christ

City of Little Rock:

Planning and Development:

Brian Minyard
Vince Hustead
Quenton Burge

Public Works:

Robert Fureigh

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LITTLE ROCK, ARKANSAS IN SUPPORT
OF THE WEST MARKHAM NEIGHBORHOODS ACTION
PLAN.

WHEREAS, the area residents and Neighborhood Associations formed a Steering Committee to develop a neighborhood Plan; and

WHEREAS, the residents and other "stakeholders" in the area participated in a public meetings to discuss and identify area concerns to include in the plan; and

WHEREAS, After several months of work by the Steering Committee, a set of goals and objectives were developed and presented to the neighborhood at a Plan Preview meeting; and

WHEREAS, this Plan (Goals and Objectives) provides a way for both neighborhood based groups and others working in and around the neighborhood to advance the desires and meet the needs of the residents.

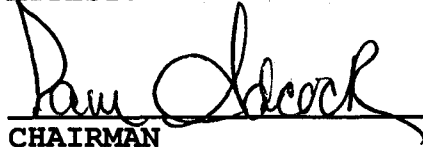
NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LITTLE ROCK, ARKANSAS.

SECTION 1. The Planning Commission of the City of Little Rock does support the vision and goals as expresses in the West Markham Neighborhoods Action Plan.

ADOPTED:

9-28-00

ATTEST:


CHAIRMAN


SECRETARY

RESOLUTION NO. 10,918

A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE CITY OF LITTLE ROCK, ARKANSAS IN
SUPPORT OF THE WEST MARKHAM NEIGHBORHOODS
ACTION PLAN.

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formed a Steering Committee to develop a neighborhood Plan; and

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Committee, a set of goals and objectives were developed and
presented to the neighborhood at a Plan Preview meeting; and

WHEREAS, this Plan (Goals and Objectives) provides a way for
both neighborhood based groups and others working in and around
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NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE CITY OF LITTLE ROCK, ARKANSAS.

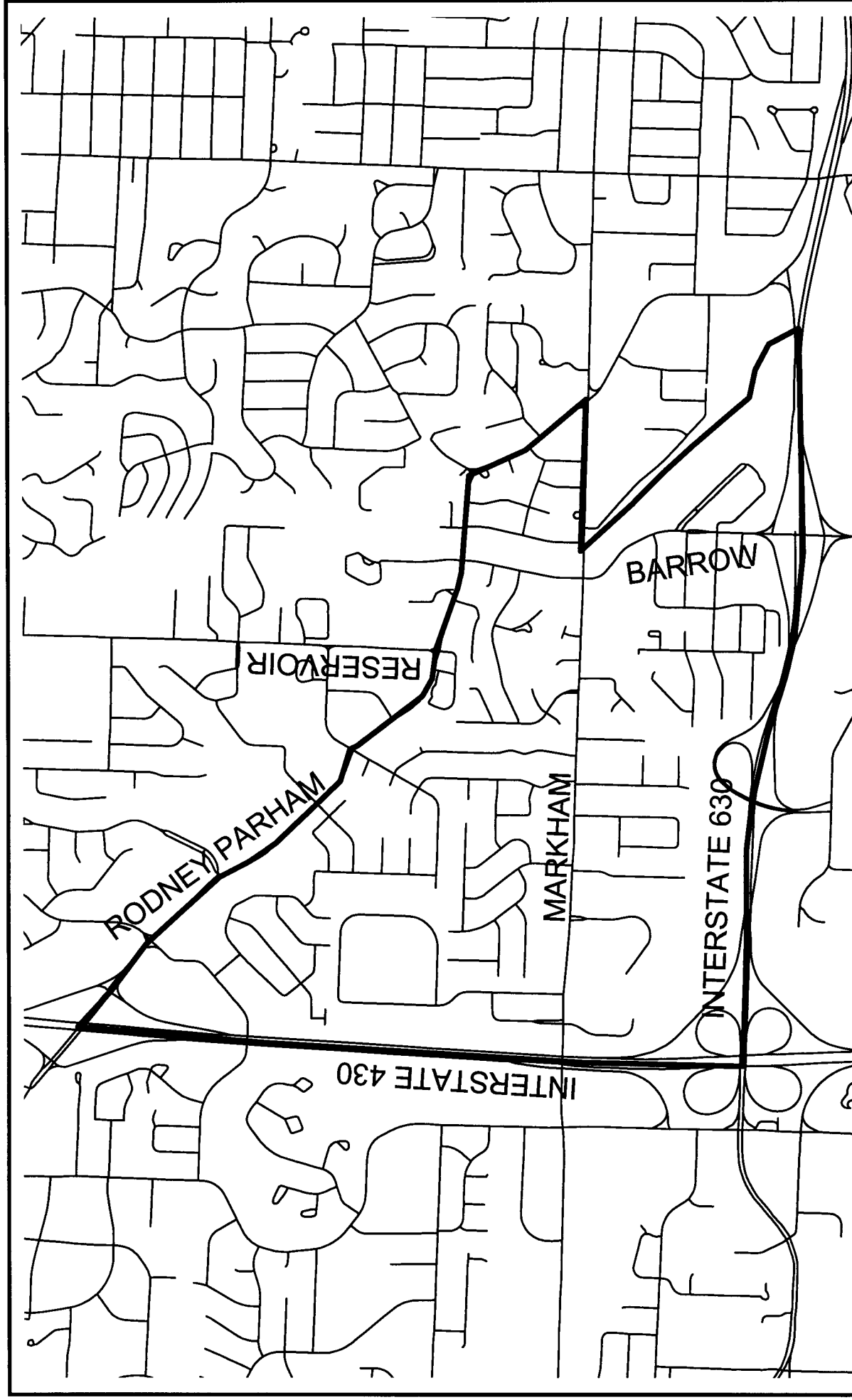
SECTION 1. The Board of Directors of the City of Little
Rock does support the vision and goals as expresses in the West
Markham Neighborhoods Action Plan.

ADOPTED: November 8, 2000

ATTEST:

Nancy Wood
CITY CLERK Nancy Wood

S/ Jim Dailey
MAYOR Jim Dailey



Plan Boundaries

The data contained herein was compiled from various sources for the sole use and benefit of the City of Little Rock. Geographic information is provided as a service to the public and is not intended for use in any other manner. Any use of the data for purposes other than those intended by the City of Little Rock is at the user's sole risk. The City of Little Rock does not warrant the accuracy, completeness, or timeliness of the data. The City of Little Rock is not responsible for any errors or omissions in the data. The data is provided as is, without any representation or warranty of any kind.

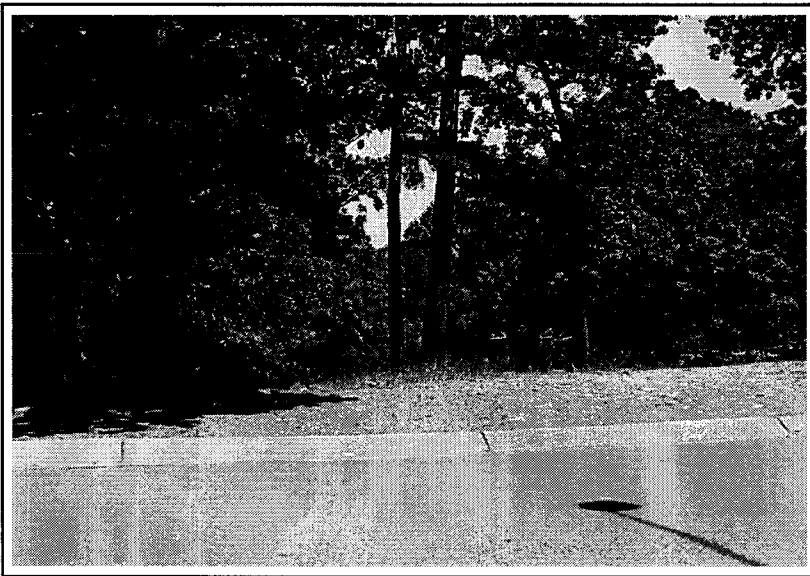


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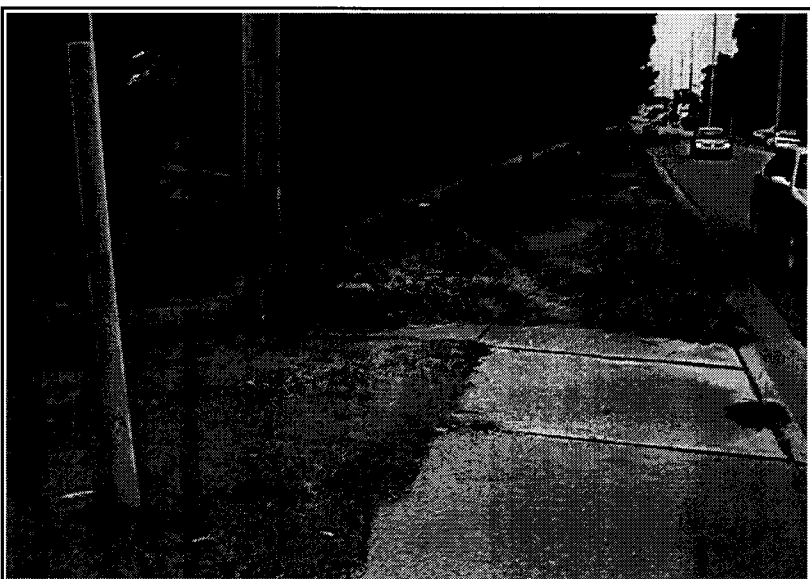
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VISION STATEMENT

1. A neighborhood, which promotes a standard of living, that anyone living in the State of Arkansas deserves.
2. Convenience of a shopping area within walking distance that would offer grocery, drug, clothing, and hardware stores as well as medical services which would be an enhancement for our senior citizens as well as our younger residents.
3. Expansion of the public transportation system which would curtail some of the traffic and congestion.
4. Retain our natural areas with their trees and other vegetation to assist in mitigating the air pollution that is caused by the large volume of traffic in our area.
5. Minimize the impact of change on our neighborhood to maintain our quiet and serene neighborhood.



Retain our natural areas and vegetation.



Promote cleaner, more inviting image of neighborhoods by insuring walking and other outdoor activities are safe and practical. Parks, sidewalks and other public access areas are in neglect and in serious need of improvments/increased maintenance.

GOALS AND OBJECTIVES

INFRASTRUCTURE GOAL

Building a better and safer neighborhood with sidewalks, street lights and an adequate drainage system.

Implement a sidewalk installation and replacement program.

- Establish a priority list for installing sidewalks in the neighborhood.
- Have Neighborhood Associations lobby the Board or Directors to increase funding of sidewalk construction in the neighborhood.
- Have Neighborhood Associations lobby the city to not grant variances for sidewalk requirements of construction for any redevelopment or new construction in the neighborhood.
- Seek federal enhancement moneys for sidewalk construction along arterials.

Improve the quality of the water lines (drinking & waste).

- Work with Water Utilities to establish a priority list for sewage and water utility projects in the neighborhood.

Improve water drainage throughout the neighborhood.

- Work with Public Works Department to establish a priority list for drainage and retention projects in the neighborhood.
- Call Mosquito Control in the Solid Waste Division of Public Works to spray for mosquitoes in area surrounding Rock Creek.

Install more streetlights in the neighborhood.

- Establish a priority list for installing streetlights in the neighborhood. (see chart)
- Install new streetlights in areas designated by the neighborhood and retrofit older fixtures with more energy efficient and higher output fixtures.



Eliminate health and safety issues around drainage culverts.

Prevent flooding in the neighborhood.

- Work with Public Works Department to establish a priority list for drainage projects in the neighborhood. (see chart)

Provide a mechanism for the improvement of streets, curbs, and gutters in the area.

- Aggressively seek City funding for maintenance and improvement of the neighborhood's streets identified by the neighborhood. (see chart)

Provide better maintenance for Rock Creek and Grassy Flat Creek.

- Establish a priority list of cleaning projects for the creek. (see chart)
- Trim shrubs and other unwanted vegetation under and around the bridge where Markham Street crosses Rock Creek.
- Have Public Works Department clean out debris and weeds out of the creek. (see chart)
- Work with property owners to maintain creek front property.
- Have Neighborhood Association to organize a clean-up day to pick up litter in open areas by Markham and Barrow.



Rock Creek behind shopping center.

Clean up utility easement located between the 200 and 300 block of Poinsettia Drive

- Have Neighborhood Association work with Water Works and property owners to organize a clean up day for the utility easement.

Clean up bike trail running west from Kanis Park along I-630.

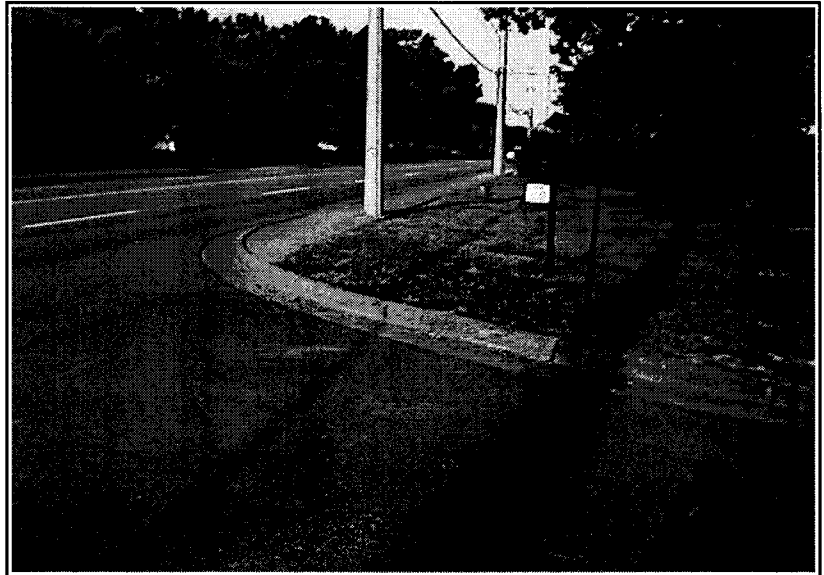
- Have Neighborhood Association work with AHTD to organize a clean up day for the bikeway.

Discourage the use of residential streets by large trucks.

- Limit the parking of large trucks to loading areas. (Sec. 36-512 Basically prohibits the parking of large commercial vehicles in residential areas. Motor homes, travel trailers, and 5th wheels are excluded from this definition.)
- Have Police Department enforce prohibitions against large truck traffic on residential streets.

Sidewalk at West Markham and Pryor, leading to a bus stop in front of Burlington Coat Factory. Some, if not all of the following sidewalks and cross streets may not currently meet guidelines set forth in the American with Disabilities Act.

*West Markham and Pryor
West Markham and Midwood
West Markham and Westbrook
West Markham and Fairbrook
West Markham and Serenity
West Markham and Brookside
West Markham and Burnside*



Sidewalk needing maintenance at Corporate One at 10025 West Markham.



One of many sidewalk areas showing lack of care taken when work is performed under or around city sidewalks.

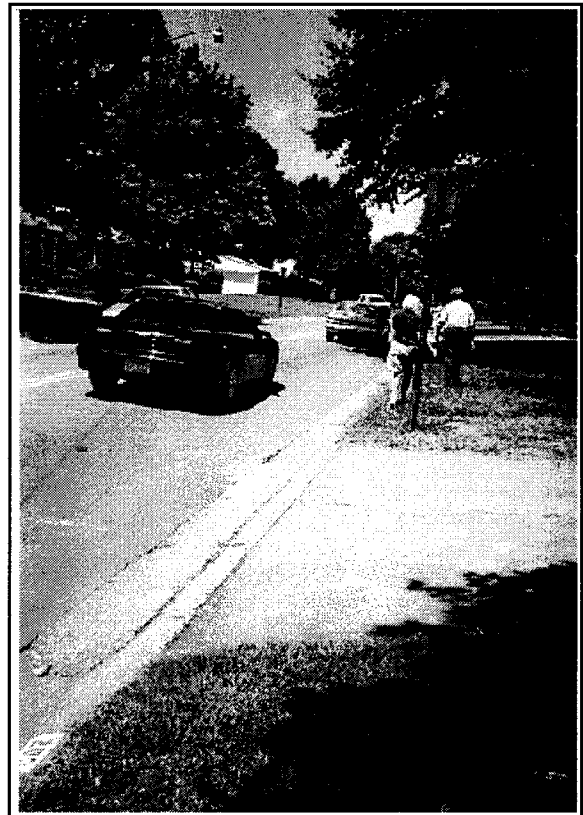




Ozark Building at 10201 West Markham.

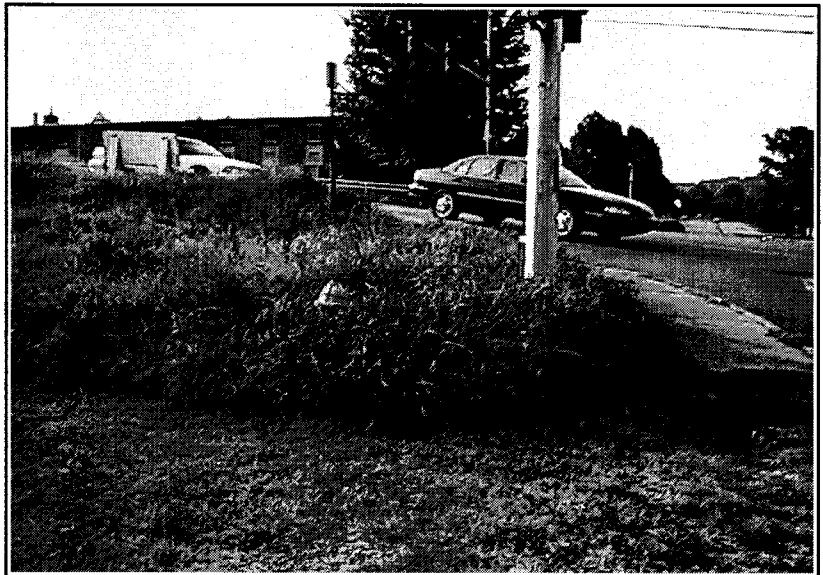


Without additional improvements, ADA improvements are a moot point.



Pedestrians need a sidewalk along Brookside Drive.

These three photos show a lapse in street/sidewalk maintenance - especially in or around public access areas such as walkways, hydrants and/or bus stops.





Prompt city action on trash pickup is needed.

Traffic Goal:

Slow down the continuous flow of traffic on the major arterials during peak traffic times to allow the public safe passage to and from these streets.

Improve the flow of traffic on Markham and Rodney Parham.

Improve traffic control on Barrow Rd.

- Ask the traffic division of Public Works to install traffic lights in needed locations.

Install a traffic light at the John Barrow and Clover Hill Road intersection.

- Contact Henderson Middle School to encourage the Little Rock School Board to request a traffic light at this location.
- Investigate the installation of more traffic signals at dangerous intersections and near schools.

Ask the traffic division of Public Works to install traffic signals or stop signs in needed locations.

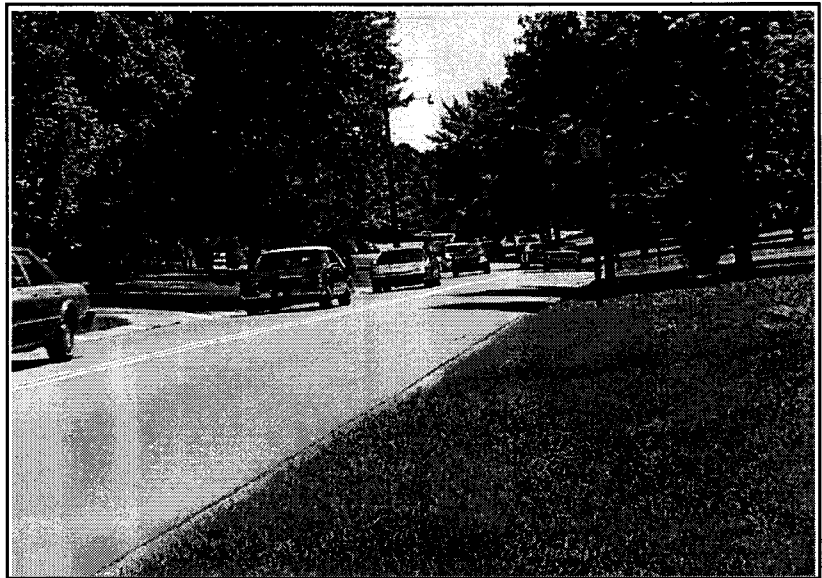
- Contact the elected officials (ward, at-large, and mayor) to ask that the signals be installed.
- Work with Public Works Department to establish a priority list for installing traffic signals in the neighborhood (see chart)
- Modify signals on Rodney Parham at Brookside for protected left turns in all directions.
- Modify signals on Reservoir at Rodney Parham for protected left turn onto Rodney Parham.

Limit truck traffic to arterial streets.

- Work with Traffic Engineering in the Public Works Department to place signage on streets prohibited for truck use.

Make neighborhood streets more accessible to CATA and school bus routes.

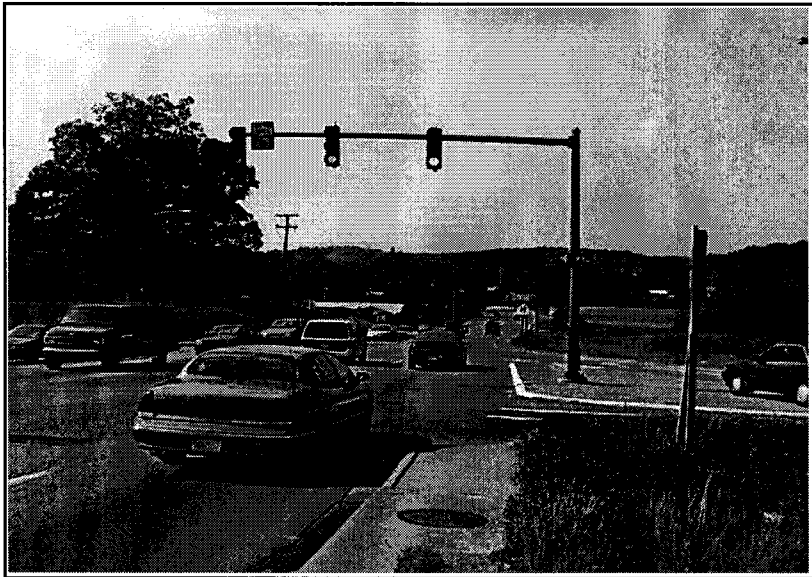
- Work with Public Works Department and the School Board to limit on street parking that conflicts with bus routes (Brookridge, Cloverhill, Deerbrook and Nebling).



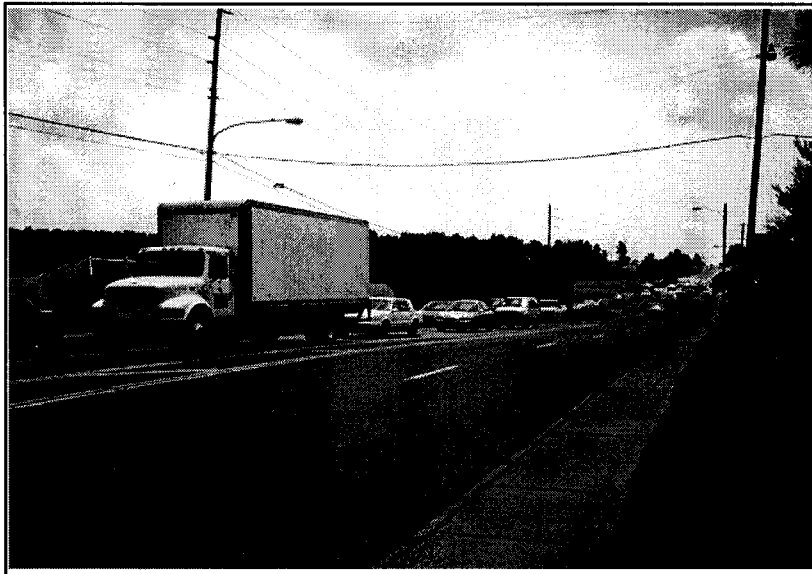
Brookside Drive during non-peak hours. Sidewalks are needed for pedestrian safety, especially for school children.

Reduce excessive speeds in the neighborhood - especially around schools.

- Work with Police Department to enforce speed limits on Markham St., John Barrow Rd., and Rodney Parham especially during peak times.
- Work with Public Works Department to install speed bumps.



*John Barrow Road near Knoedl
and Henderson School.*

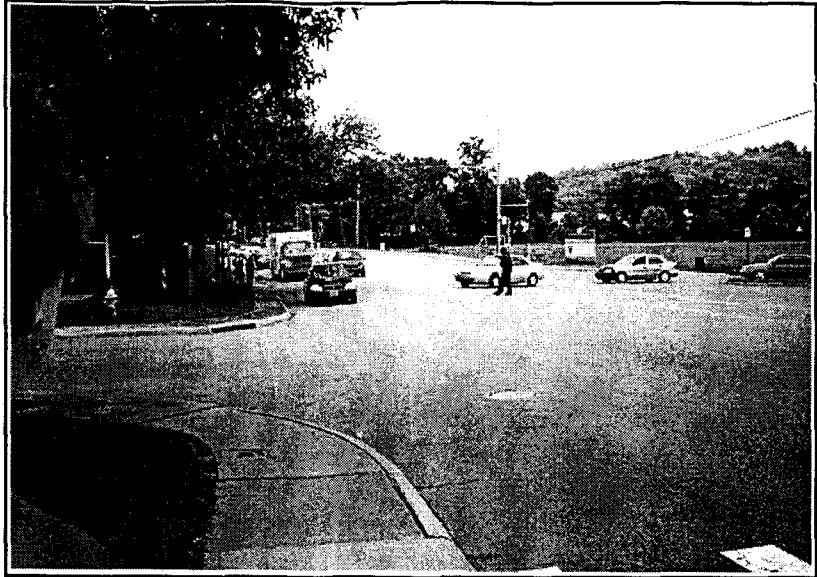


*Congestion along Barrow Road
during school hours.*

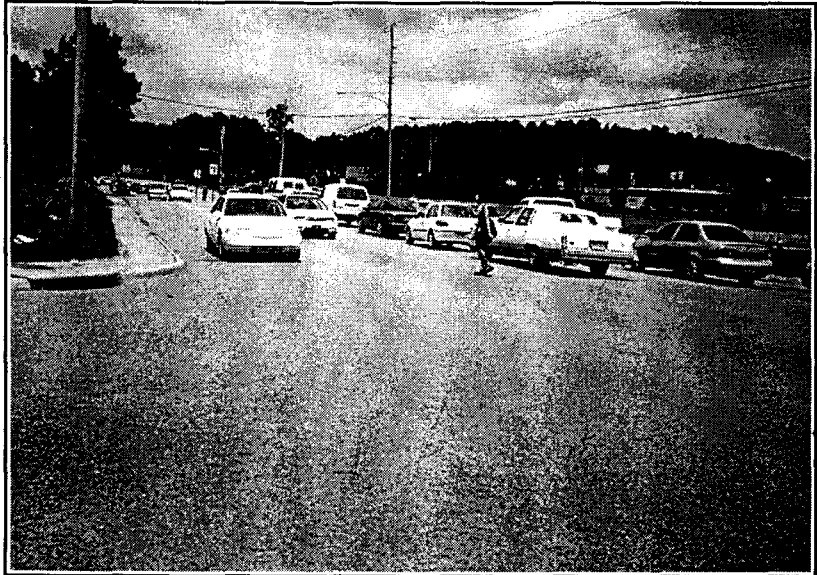


*More congestion at John Barrow
Road and Cloverhill.*

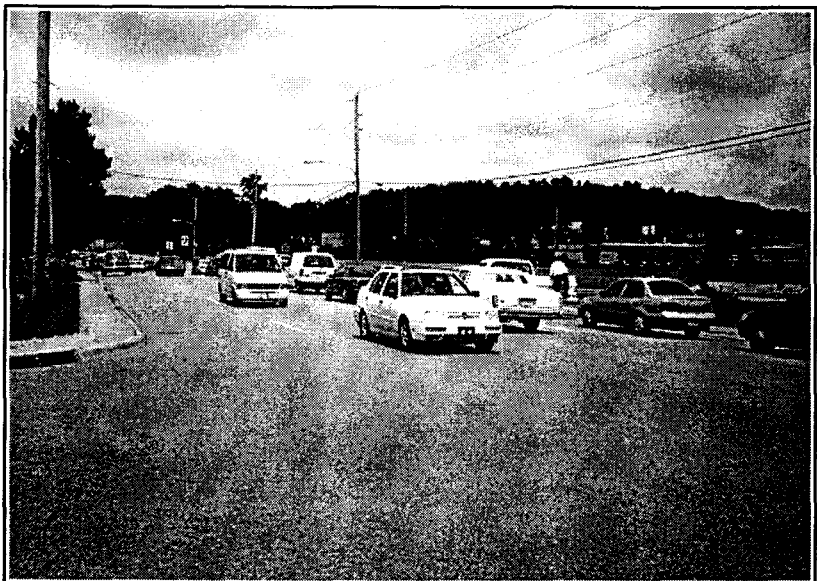
Officers assist in directing traffic during the school year.



Crossing the street can be dangerous to students.



Improper loading and unloading of students adds to the congestion problems.





Traffic on Markham Street during rush hour. This view is facing west.



Stoplight at Barrow and I-630. This is the model of stoplight that is desired at Barrow and Cloverhill.

LAND USE GOAL:

Use existing vacant structures to house new businesses so that the current commercial/residential ratio in the neighborhood is kept intact.

Limit expansion of new commercial development in the neighborhood.

- Encourage reuse of abandoned "big box" retail buildings.
- Limit existing Commercial land uses to existing acreage in the neighborhood.

Prevent conversion of residential property into non-residential uses.

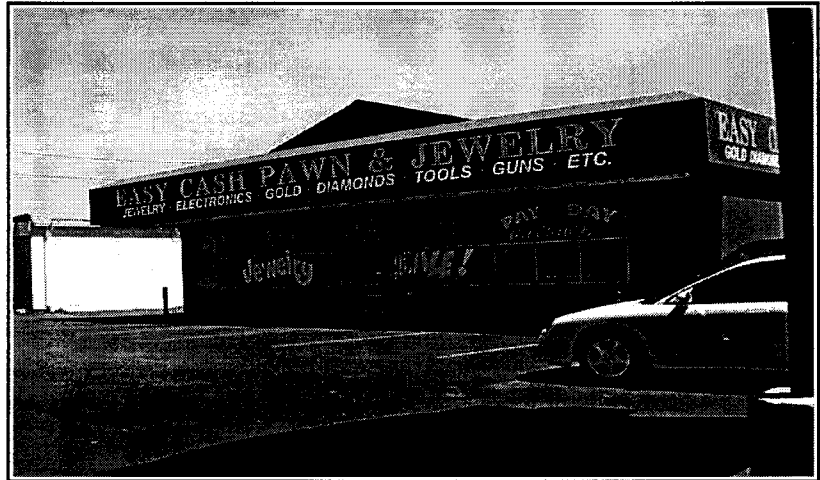
- Limit expansion of non-residential development to areas shown as non-residential on the Future Land Use Plan as well as limiting businesses to areas zoned for non-residential activity.

Preserve the quiet and serene quality of the neighborhood.

- Have Neighborhood Associations send representatives to lobby Planning Commission and Board of Directors to preserve the intrinsic characteristics of the neighborhood.

Recycle abandoned commercial structures.

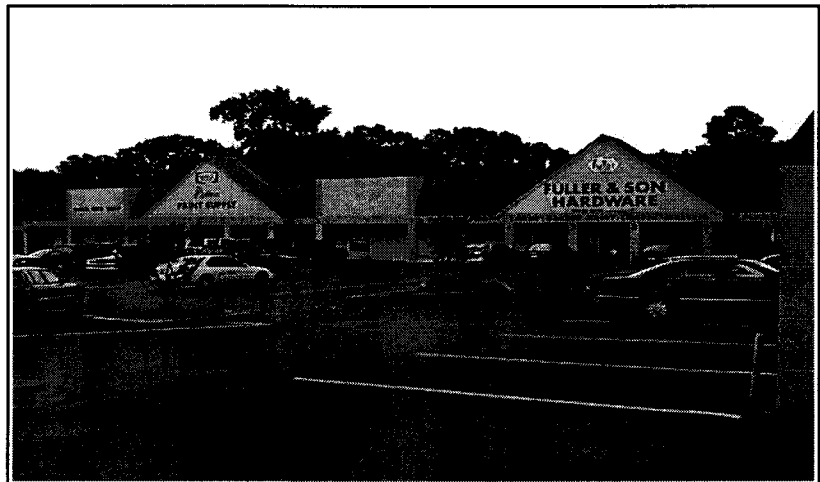
- Establish a neighborhood business association to retain existing businesses and encourage new businesses moving into the area to locate in existing commercial structures.
- Establish a priority list of types of businesses (such as banks and grocery stores) to encourage to move into the neighborhood and locate in existing commercial structures.



Some new businesses lower the socio-economic standards of our neighborhood.

Review the appropriateness of existing zoning classifications relative to neighborhood priorities.

- Determine if existing zoning classifications compromise the interest to revitalize or stabilize the housing and infrastructure and improve the overall appearance of the West Markham Neighborhood area.



Other businesses are an asset to the neighborhood.

NEIGHBORHOOD INVOLVEMENT GOAL:

Establish a neighborhood Welcoming Committee to inform new residents of the neighborhood expectations.

Encourage the removal of garbage containers from curbsides on garbage pick up day.

- Have Neighborhood Associations work with residents to remove trashcans from curbside after garbage is picked up on trash days.

Enforce stricter property maintenance standards in the neighborhood.

- Work with Code Enforcement and Building Inspections to insure that all residential structures meet city codes.

Help residents dispose of difficult to remove items: i.e., motor oil, old refrigerators etc.

- Work with Solid Waste Collection to schedule special pick up days for cleaning neighborhoods. "Spring Cleaning."

Improve neighborhood image through the removal of abandoned vehicles.

- Report abandoned vehicles to the police.



Planting bed maintained by Cloverhill Pennbrook Neighborhood Associations near bike trail.

Improve the image of the neighborhood through the reduction of litter.

- Organize clean up days in the neighborhood.
- Put trash cans at CATA stops.

Improve the neighborhood's image through better maintenance of homes in the area.

- Have Neighborhood Associations work with community organizations to help the citizens maintain homes.
- Make the owners aware of the home maintenance programs available through the City and the Banks.
- Make homeowners aware of maintenance programs available

able through information provided by Neighborhood Associations and Alert Centers.

Hold property owners accountable for the appearance and condition of their property.

- Identify repeat offenders.
- Establish ordinances that will increase the penalties for non-compliance incrementally,

so that for each successive violation, the penalty increases.

- The City of Little Rock will take action at once against property owners whose property does not conform to code.

Improve the neighborhood's image through better property maintenance of schools.

- Have the neighborhood associations lobby School Board for increased funding devoted to school maintenance.

Promote greater neighborhood involvement in the planning process.

- Neighborhood Associations should send representatives to Planning Commission and Board of Adjustment meetings.

Limit retail hours of operation for Late-Hour Retail businesses.

- Encourage convenience stores limit hours of operation to prevent late night loitering.

Encourage enforcement of the City of Little Rock noise ordinance.

- Call Police when city noise ordinance is violated.
- Ord. 17035 includes noise caused by audio equipment and group yelling. The ordinance also specifically mentioned such noises made on the public streets.



Bus stops are a constant source of litter and debris for the neighborhood.

HOUSING GOAL:

Encourage owner occupied homes in the area.

Increase the amount of owner occupied homes in the area.

- Market the area to young families with children.
Low market values encourage investment in rental properties.
Keep property values up.

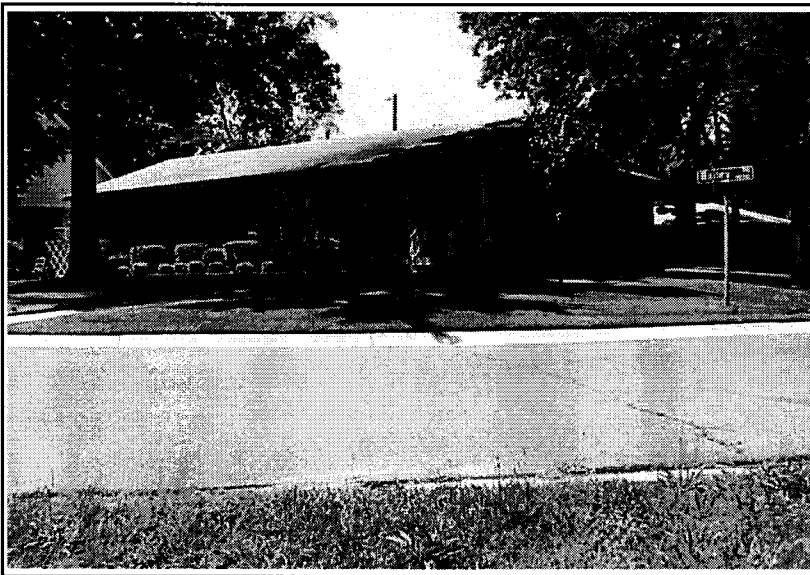
Increase the amount of owner occupied homes in the area.

- Enforce rental inspections in the neighborhood.
- Encourage home ownership and discourage conversion to rental properties.

Promote the neighborhood as a place that has a good standard of living.

- Market the neighborhood as an area of quality development and stable property values.

"A neighborhood which promotes a standard of living that anyone living in the State of Arkansas deserves."



One of many well maintained homes in the area.

Prevent the conversion, legal or illegal, of single family homes into apartments.

- Work with Code Enforcement and Building Inspections to insure that all residential structures meet city codes.

Improve the quality of housing in the neighborhood.

- Encourage demolition of burned out buildings that are beyond repair.

CRIME GOAL:

Discourage crime in the neighborhood by encouraging neighbors to actively notify authorities of suspicious activity and eliminating such factors as overgrowth of vegetation and dark streets.

Prevent crime in the neighborhood

- Install more street lighting and retrofit older fixtures with more energy efficient and higher output fixtures.
- Remove brush that obstructs views of areas where suspicious activities may take place.
- Remove brush that obstructs views of neighborhood crime watch signs.
- Work with Police Department to establish neighborhood crime watch programs.
- Maintain signage for neighborhood crime watch program.

Prevent drug-related activity in the neighborhood.

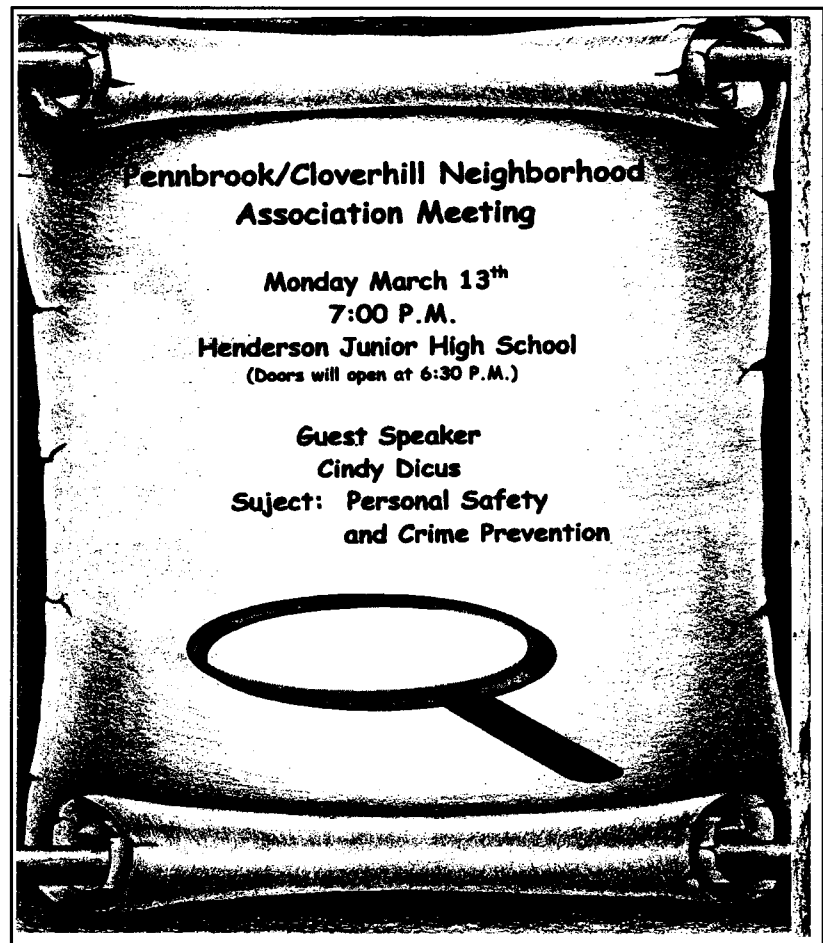
- Develop activities/programs for young children.
- Report drug and gang related activity to the schools.

Prevent juvenile loitering in the neighborhood.

- Encourage church groups to get more involved in the neighborhood.

Prevent truancy in the neighborhood.

- Report truant activity to the schools.



One of the neighborhood meetings concerning crime prevention and personal safety.

PARKS GOAL:

Encourage Parks and Recreation Department to bring the area parks up to standard so that they are aesthetically pleasing and safe for the community and then to maintain that standard.

Encourage the Parks and Recreation Department to improve quality of parks in the neighborhood.

- Work with Parks and Recreation Department to create a priority list for park maintenance, and lobby the Board of Directors for increased funding of parks.

Have the Parks and Recreation Department build a neighborhood park.

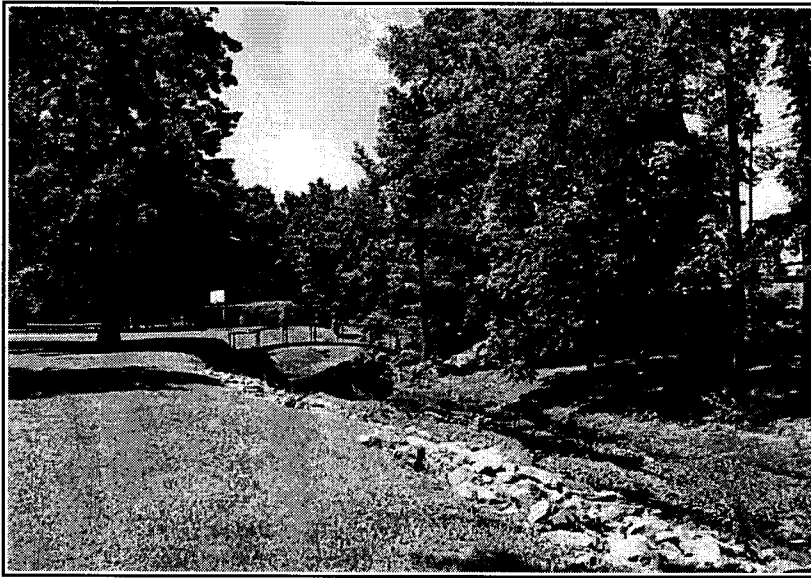
- Work with Parks and Recreation Department to amend the Master Parks Plan and build a park with swimming pool in the neighborhood.

Provide safe equipment in neighborhood parks.

- Work with Parks and Recreation Department to create a priority list for purchasing park equipment for Butler Park.

Retain natural areas such as trees and grassy areas.

- Work with Parks and Recreation Department to establish and maintain open spaces in the neighborhood.



Bridge over creek in Butler Park.

- "Due to the volume of traffic the quality of the neighborhood's air is being destroyed."
- Lobby the Planning Commission and the Board of Directors to increase the amount of Park/Open Space shown on the Land Use Plan for the neighborhood.

"Due to the volume of traffic the quality of the neighborhood's air is being destroyed."



Wildlife in Butler Park.